

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
APRIL 19, 1961

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 p.m. of Wednesday, April 19, 1961. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Graves, Admin. Asst. Carlton, Planning Director Rodgers and City Attorney Mullen.

MINUTES Minutes of April 5, 1961 were approved as written and mailed on motion of Councilman Brown, Ullmann second.

PUBLIC HEARINGS

SHOPPING Mayor Culbertson opened the meeting to the continu-
CENTER ZONE ation of the hearing on the proposal to amend the
ORD. NO. 692 zoning ordinance to permit the development of
INTRODUCED shopping centers outside the Central Business
District. The City Manager read the report from
the Planning Commission on the questions raised
by the Council at the previous meeting. The
Planning Commission recommended the following:

1. That department stores be included as a permitted use.
2. That the two-acre minimum area be retained.
3. That Paragraph 2 of the proposed amendment be changed to read, "Only those uses permitted in the C-1 neighborhood commercial district are permitted in this district except that a department store shall be included as an additional permitted use and that residential uses of any type shall be prohibited", or that all permitted uses be actually listed.

In view of the somewhat changed nature of the permitted uses the Planning Commission also suggested that this district be designated as the C-S (commercial shopping) district rather than C-1-S, as first recommended. This would eliminate any ~~district~~ ^{direct} reference to the C-1 neighborhood commercial zone.

Councilman Katzakian moved the introduction of Ordinance No. 692 amending the zoning ordinance to include the C-S Commercial Shopping District as recommended by the Planning Commission with the paragraph on permitted uses to read as above quoted rather than to list permitted uses. The motion was seconded by Councilman Brown. Planning Director Rodgers reviewed the sections of the proposed ordinance relating to application for rezoning (requiring a plot plan and development schedule) and issuance of use permits for each stage of development. City Attorney Mullen suggested that it might be advisable to amend the section of the zoning ordinance on C-1 neighborhood commercial zone to limit the area to not more than two acres. Otherwise applicants might

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request C-1 zoning rather than C-S zoning. City Manager Graves suggested that having a paragraph stating the purpose of the C-1 zone might be the answer. After further discussion, a vote was taken on the motion to introduce Ordinance No. 692 and carried. Councilman Katzakian then moved that the purpose of C-1 zoning be referred to the Planning Commission for study and report. The motion was seconded by Councilman Brown and carried.

PC ACTIONS

The City Manager then read the following report of action taken by the Planning Commission:

1. Approved a use permit for Dr. Ingeburg Kultzen to operate a medical office with certain restrictions at 1115 West Lodi Avenue in the R-3 residential zone.
2. Approved a zoning adjustment for Mrs. Jeanette Mertz for a reduction of the lot width requirement from 50 feet to 49 feet to permit a second dwelling unit at 809 South Washington Street in the R-3 residential zone.
3. Approved a zoning adjustment for Mr. M.O. Ray, Jr. to reduce the required side yard from five feet to 2.6 feet for an existing house at 1901 West Lockeford Street in the R-2 residential zone.

JOINT MEETING

The City Manager stated that the Planning Commission had indicated it would favor a meeting with the City Council. The City Manager and Planning Director were requested to get together to plan an agenda for such a meeting and to set a date therefor.

COMMUNICATIONS

PETITION FOR FENCE AT VINE-HUTCHINS PARK SITE

Petition from property owners on the east side of California Street abutting the Vine-Hutchins park site requesting the City to erect a fence along the property line so as to prevent children from entering the City property which is in vineyard at the present time. The property owners feel there is a danger to small children during the time the vineyard is being irrigated. Councilman Brown, Mitchell second, moved that the possibility of putting up a chain link fence be referred to the Recreation and Parks Department for recommendation. Motion carried.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$120,089.42 were approved on motion of Councilman Katzakian, Mitchell second.

SPEED LIMIT ON LODI AVE. W. OF HAM LANE

ORD. NO. 693 INTRODUCED

The City Manager recommended that speed on Lodi Avenue between Ham Lane and the west City limits be established at 35 miles per hour, stating that surveys had been conducted by the Police Department and the Department of Public Works which indicated that the present speed limit should be reduced. Councilman Mitchell moved the introduction of Ordinance No. 693 amending the traffic ordinance by establishing a speed limit of 35 miles per hour on Lodi Avenue between Ham Lane and the west City limits. Motion was seconded by Councilman Brown and carried by unanimous vote.

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APPROVE DRAINAGE PLANS Mr. Graves presented revised plans for the Free-way Drainage System explaining that the plans had been approved south to Kettleman Lane but now the Public Works Department wished approval to extend the system beyond Kettleman. An additional \$24,395 would be required for additional right of way, pipe, etc. Councilman Mitchell moved that the extension be authorized and that \$24,395 be approved for this project. Motion seconded by Councilman Katzakian and carried.

CHEROKEE DITCH RIGHT OF WAY City Attorney Mullen then presented an agreement from the State Division of Highways by which the City would reimburse the State for 1.1 acres required for relocation of the frontage road because of the storm drainage ditch. It would cost the City \$3,300 which is the amount paid by the State for this parcel. This action would be in accordance with the agreement with the State for location of the drainage ditch between the free-way and the frontage road. Councilman Brown moved that the agreement be approved and that the State be paid \$3,300 for the 1.1 acres needed. Motion was seconded by Councilman Ullmann and carried.

LOCKEFORD ST. R/W Mr. Graves stated that all but five deeds had been received for the rights of way required for the widening of Lockeford Street, that \$9,000 had been allocated for rights of way acquisition, that around \$4,000 had been spent to date and that it was expected that the total costs would be around \$7,000. The City is to pay for installation of curb, gutter, sidewalk and paving and is also to remove and replace sprinkler heads and establish new grades for lawn areas or construct retaining walls therefor. The cost per square foot ranged from 50¢ to 78¢. On motion of Councilman Mitchell, Brown second, the deeds were accepted. The City Manager said there were two or three property owners who appeared unwilling to accept the City's offer and that if agreement with these people could not be reached within two weeks, the City should take action.

EMDE LEASE 303 ACRES An agreement with George Emde for lease of the 303-acre disposal site was submitted for Council approval. The lease agreement is for successive periods of three months with rent to be paid in advance. On motion of Councilman Brown, Ullmann second, the Council approved the lease and authorized the City Manager to execute the same.

STATE ROUTE SIGNS The Council then looked over the plans which had been received from the Division of Highways for the Bypass traffic signs. The Council considered the signs adequate.

ORDINANCES

REYNOLDS ADDN ANNEXATION ORDINANCE NO. 690, entitled "AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN UNINHABITED TERRITORY, DESIGNATED 'REYNOLDS ADDITION' TO THE CITY OF LODI", having been introduced at the regular meeting of April 5, 1961, was brought up for passage on motion of Councilman Katzakian, Ullmann second.

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ORD. NO. 690 Second reading was omitted after reading by title,
ADOPTED and was then passed, adopted and ordered to print
by the following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,
ULLMANN AND CULBERTSON

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

ADD. FUNDS FOR ORDINANCE NO. 691, entitled "ORDINANCE TRANSFERRING
12 KV PROJECT MONIES FROM THE UTILITIES DEPARTMENT OPERATING
BUDGET TO THE UTILITY OUTLAY FUND", having been
ORD. NO. 691 introduced at the regular meeting of April 5,
ADOPTED 1961, was brought up for passage on motion of
Councilman Brown, Katzakian second. Second read-
ing was omitted after reading by title, and was
then passed, adopted and ordered to print by the
following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,
ULLMANN and CULBERTSON

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

ADDENDUM

STADIUM WAY In answer to the Mayor's question regarding the
status of Stadium Way negotiations with the Grape
Festival, Councilman Brown stated that no head-
way had been made as yet, but that he would make
arrangements for a meeting with the Festival
committee.

SIDEWALKS Mayor Culbertson expressed concern over lack of
sidewalks in some areas of the City. City
Manager Graves stated that the Department of
Public Works was conducting a survey of sidewalks
and that a report could be given later.

C.B. BULL & On motion of Councilman Mitchell, Brown second,
TOM KILLELEA the Council adopted Resolutions No. 2436 and
No. 2437 in appreciation of the services rendered
the community by Clifford Bull and Thomas Killelea,
copies thereof to be sent to Mrs. Bull and Mrs.
Killelea.

The Council adjourned on motion of Councilman
Brown.

Beatrice Garibaldi
ATTEST: BEATRICE GARIBALDI
City Clerk